

# 23,137 SF AVAILABLE ON MIRAMAR PARKWAY

17101 MIRAMAR PARKWAY, MIRAMAR, FL 33027

# FOR LEASE

Longterm Sublease Available

**23,137 SF**

ALDI SPACE



## PROPERTY HIGHLIGHTS

- 23,137 SF available for long-term sublease adjacent to new Aldi on Miramar Parkway
- Property is shadow anchored by adjoining Super Target adding cross-shopping traffic to center
- Strategically located on Miramar Parkway with 60,800 daily traffic count at property intersection
- Affluent trade area with average household income of \$165,916 within 3 miles



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	16,904	85,346	242,839
2025 Daytime Population	11,440	65,242	185,166
2025 Total Households	5,062	26,896	83,139
2025 Average HH Income	\$187,082	\$165,916	\$134,695



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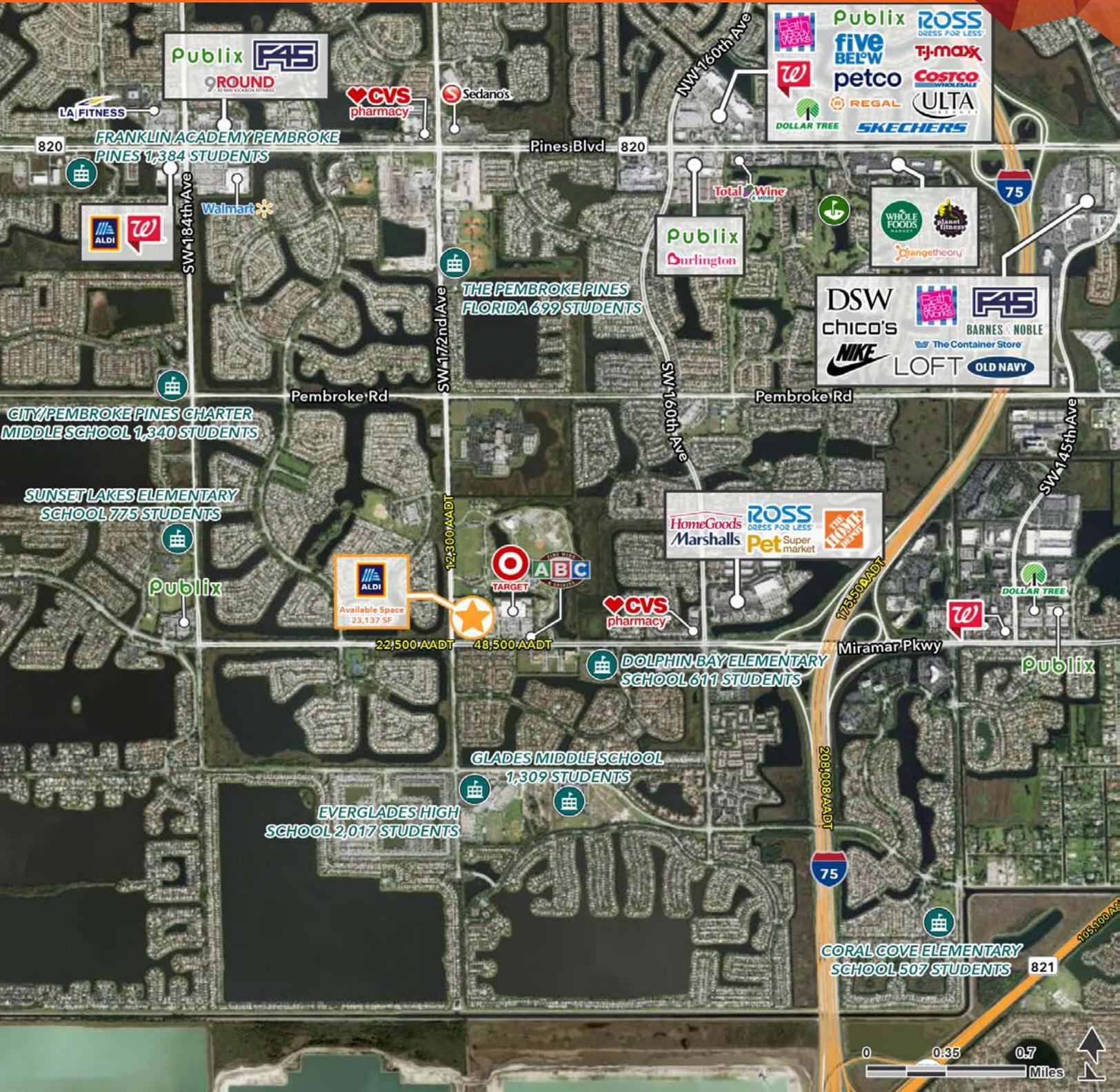
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